

SECTION 1 RESIDENTIAL DISTRICTS

3.01 **SF-1 - SINGLE FAMILY RESIDENTIAL DISTRICT - 1**

3.02 **GENERAL PURPOSE AND DESCRIPTION:**

The SF-1, Single Family Residential District - 1 will provide for development of single family detached dwelling units on lots of not less than sixteen thousand (16,000) square feet. Other uses, such as religious and educational facilities, and open spaces, will be provided for to maintain a balanced, orderly, convenient and attractive residential area.

3.03 **PERMITTED USES:**

- A. Uses permitted in SF-1 District are outlined in Article II, Section 3

3.04 **AREA REGULATIONS:**

A. **Size of Yards:**

1. **Minimum Front Yard** - Forty feet (40')
2. **Minimum Side Yard** - Fifteen feet (15'); Twenty feet (20') on corner adjacent to side street
3. **Minimum Rear Yard** - Twenty- five feet (25')

B. **Size of Lots:**

1. **Minimum Lot Area** - Sixteen thousand (16,000) square feet
2. **Minimum Lot Width** - Ninety feet (90')
3. **Minimum Lot Depth** - One hundred forty feet (140')

- C. **Minimum Dwelling Area** - Two thousand, four hundred (2,400) square feet, see Article IV, Section 9.02

- D. **Maximum Height** - Two and one-half (2½) stories no greater than forty (40) feet

- E. **Maximum Lot Coverage:** Thirty percent (30%) by buildings including accessory buildings

F. **Parking Regulations**

1. **Single Family Dwelling Unit** - Two (2) spaces on the same lot as the main structure
 - a. See Off-Street Parking and Loading Requirements, Article IV, Section 4

G. **Other Regulations**

1. Accessory Building and Use Regulations, Article IV, Section 7
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Screening Fences and Wall Standards, Article IV, Section 5